

Conceptual Review Agenda

Schedule for 09/22/22

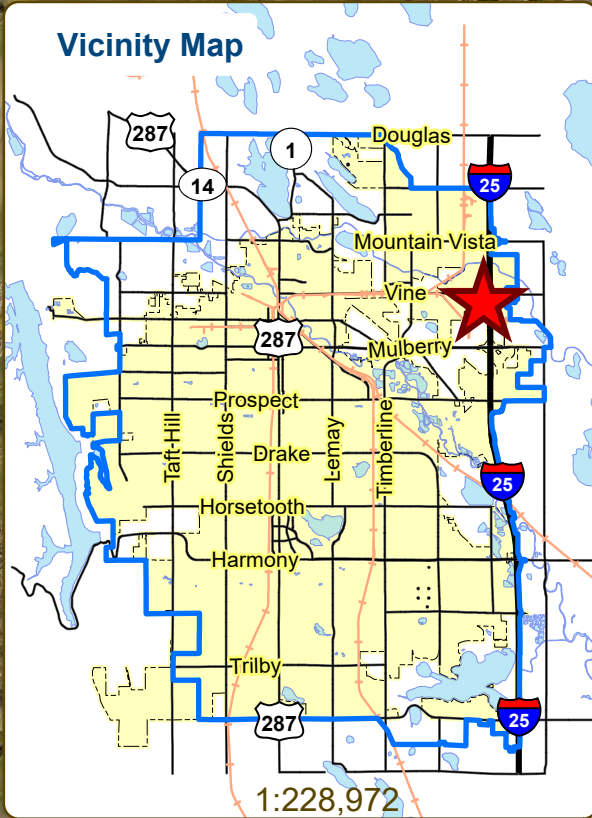
Meetings hosted via Zoom Web Conferencing

Thursday, September 22, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	Waterglen Neighborhood Center CDR220074	Isaac Gentz 303-895-8004 isaac.gentz@veriquestltd.com	This is a request for the development of a variety of uses related to a neighborhood center located at 720 & 800 Waterglen Dr. (parcel # 8704408001, 8704408002). The applicant is proposing a range of uses associated with a neighborhood center in the Waterglen subdivision. Proposed potential uses include: Fee-Use Dog Park, RV Park, Community Gathering Area, Vending / Possible (small) Retail Area, Dog Wash Area, Food Truck Parking Area, Attached Single Family Dwelling (2 unit duplex), addition to existing clubhouse building. Access to the site is taken from Waterglen Dr. to the west. The site is located approximately 0.12 miles west of Interstate 25. and approximately 0.02 miles north of E Vine Dr. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and is subject to a Planning & Zoning Commission (Type 2) Review.	Planner: Will Lindsey Engineer: Sophie Buckingham DRC: Todd Sullivan

Waterglen Dr. Neighborhood Center Neighborhood Center Uses

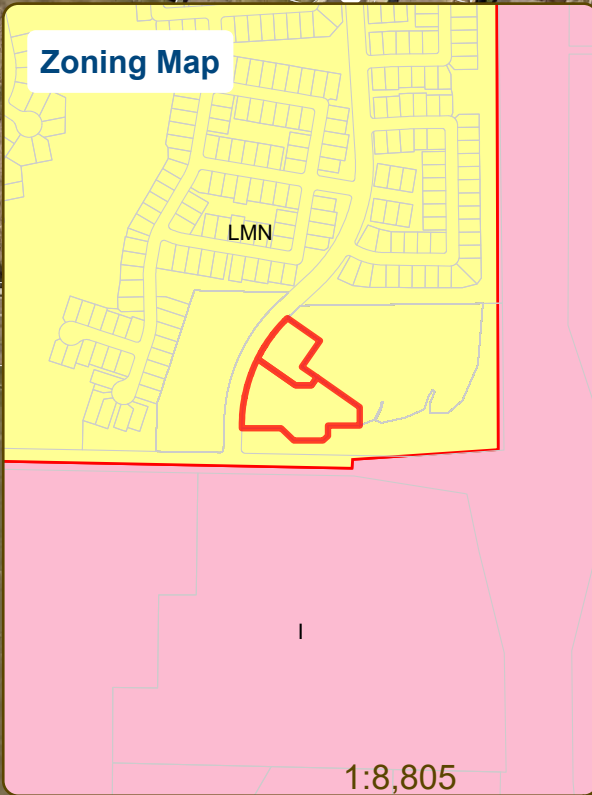
Vicinity Map



Aerial Site Map



Zoning Map



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General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)			Isaac Gentz (owner)		
Business Name (if applicable)			N/A		
Mailing Address			P.O. Box 511, Windsor, CO 80550		
Phone		Email Address			
(303) 895-8004		isaac.gentz@veriquest.ltd.com			
Site Address (parcel # if address in not available)			800 Waterglen Dr., Ft. Collins, CO 80524		
Description of Proposal (attach additional sheets if necessary)					
(see attached)					
Proposed Use		Existing Use			
(see attached)		Vacant			
Total Building Square Footage		Number of Stories		Lot Dimensions	
5,000 sq. ft.		2		2-7 acres	

Age of any Existing Structures 17 years

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area ~10,000 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)


Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

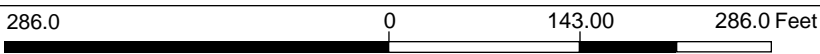


Legend

-  Parcels
-  Growth Management Area
-  Parks
-  Schools
-  Natural Areas
-  City Limits
-  NearMap Logo

Notes

1: 1,715 



Conceptual Review Application

800 Waterglen Drive (Tracts Q1 and Q2, Waterglen PUD) Fort Collins,
CO 80524

The following describes proposed uses for the subject property. In an effort to make the most of the Conceptual Review meeting, any comment on red flags, blockers, or non-starters regarding the following is appreciated, and the Conceptual Review Site Plan (TBD) will be updated accordingly.

List of proposed uses, to all be incorporated into a site plan that meets the requirements of a "neighborhood center", and fit the character and ambiance of the neighborhood:

- Fee-Use Dog Park
- RV Park
- Community Gathering Area
- Vending / Possible (small) Retail Area
- Dog Wash Area
- Food Truck Parking Area
- Attached Single Family Dwelling (2 unit duplex), addition to existing clubhouse building

Fee-use Dog Park

As stated in the LMN Land Use Code, Division 4.5. (B) (2) (b) (4):

"Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan."

Given that the property has(informally) been used by the neighborhood (since the clubhouse closed) for walking dogs, and that there are no amenities currently (just vacant land), I would like to construct a 1-2 acre fee-use dog park, primarily on Tract Q2, with multiple "enclosures" that could be used by small parties for off-leash time with multiple dogs.

Given that a common area should be incorporated into a neighborhood center, the increased pedestrian traffic will blend well with a gathering area. In addition, complementary uses that fit the neighborhood center concept, such as a food truck parking area and vending, dog wash stations, dog day care, and a gathering area for the community, will blend well.

Isaac Gentz
Owner
800 Waterglen Drive

RV Spaces (Small RV Park)

As stated in the Municipal Code 17-182 (b) (1):

It is unlawful for any person to occupy any motor vehicle, recreational vehicle or trailer or knowingly permit any person to occupy any motor vehicle or recreational vehicle or trailer, as defined in [§ 20-104](#) of the Code, on private property for living or sleeping purposes unless:

(1)

such vehicle or trailer is located in a manufactured home park or RV park or campground where vehicle spaces are provided and where such occupancy does not violate any other City, state or federal regulation; or

As stated in the LMN Land Use Code Division B 4.5 (3) (a) (1) and (b) (2) :

The following uses are permitted in the L-M-N District, subject to Planning and Zoning Board review:

Residential Uses:

Manufactured housing communities.

Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan

Neighborhood support/recreational facilities.

I have been approached several times while owning this property, about providing an area for full RV hookups (water, sewer, electric). Both tracts of the property would suit this well, but I believe the area near the wetland on Tract Q2 is best. This would be a great use to coincide with the dog park and community gathering area, and also coincides with the character of the property, since it is bounded by a wetland area between it and Vine Drive and is near the Cooper Slough Natural Area. In addition to providing recreation opportunities for people visiting Fort Collins, this would serve as a form of affordable housing for some individuals who can only afford to live in an RV, which unfortunately, is a reality for some people in our community. To maintain the character of the property and neighborhood center concept, this use would be incorporated into a larger plan (e.g. with the dog park and community gathering area) and not

serve as the only use. Presently, 10-20 RV parking spaces are requested for review, and would be incorporated with the other uses to fit the "look and feel" of the area nicely.

Clubhouse Conversion to Residential Duplex (and/or Short Term Primary Rental)

As stated in Division 4.5 (B) (2) and (B) (1) (e) (2)

(2)

The following uses are permitted in the L-M-N District, subject to administrative review:

(a)

Residential Uses:

1.

Single-family detached dwellings.

2.

Two-family dwellings.

3.

Single-family attached dwellings.

4.

Two-family attached dwellings.

Short term primary rentals.

The single existing structure on the property was at one time a clubhouse for the Aberdeen, Waterglen, and Trailhead communities, but was shut down in 2015. After meeting with these communities prior to our original concept review in 2020, they expressed no interest in using this building any longer. At the 2020 concept review meeting, this building was to be demolished to make room for apartment buildings. In this new proposal, the building would be kept and an addition/remodel done to create a duplex (single family attached). The building style already matches the surrounding townhomes and would be a logical building to convert to a residential structure. From a "community character" perspective, it would essentially function like the townhomes that it is adjacent to, leaving Tract Q2 for more of a community gathering area. From

Isaac Gentz
Owner
800 Waterglen Drive

a financial perspective, this building would serve as a "build and hold" to help fund the community area, taxes, utilities, etc., or also serve as a way to recover capital to fund the commercial areas.

Community Gathering Area, Vending, Dog Wash Area, Food Truck Parking

As the property will become a "neighborhood center", a community gathering area will be incorporated into the site plan. This area will feature basic amenities such as benches, picnic tables, and possibly a gazebo structure. This area will be central to the site plan, and serve as a communal area for the surrounding neighborhoods, as well as a way for pedestrians to access the proposed dog park and rv park.

Due to the area being designed for pedestrian traffic, secondary uses may be incorporated into the area, such as vending machines, dog wash stations, and an area for food trucks to park. Additionally, depending on demand, a small retail structure may be proposed.